

Informations *Rapides*

12 septembre 2013 - n° 207



Main Indicators

■ Indexes of prices of second-hand dwellings – second quarter 2013

Increase in prices of second-hand dwellings in the second quarter 2013 (+0.2 %)

In the second quarter of 2013, according to provisional results, prices of second-hand dwellings went up (+0.2%, s.a. data, of which +0.5% for houses and -0.2% for flats).

Year-on-year, prices decreased : -1.1%, including -1.2% for flats and -1.0% for houses.

In Île-de-France, prices decreased in the second quarter 2013

In Île-de-France, in the second quarter 2013, prices of second-hand dwellings decreased by 0.6% (provisional results, s.a. data). Prices of flats dropped (-0.7%) and prices of houses fell (-0.3%).

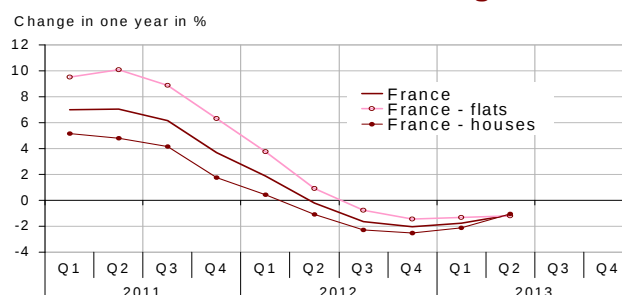
Year-on-year, prices in Île-de-France went down too (-1.2%). The decrease was stronger for houses (-1.5%) than for flats (-1.1%).

In provincial France, prices rose in the second quarter 2013

In provincial France, prices went up by 0.6% (s.a. data) in the second quarter 2013 after having decreased during six quarters : +0.4% for flats and +0.7% for houses.

Year-on-year, prices of second-hand dwellings in provincial France went down : -1.1% (-1.3% for flats and -0.9% for houses).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

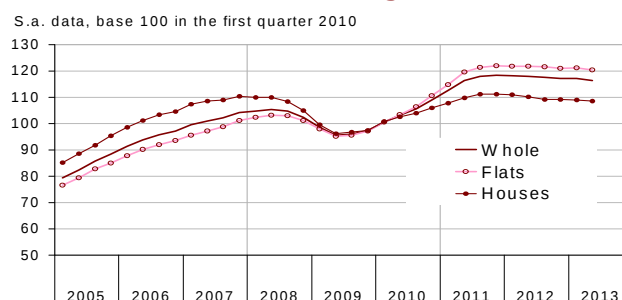
Prices of second-hand dwellings indexes

	change in					
	3 months (S.A.)			12 months		
	2012 Q4	2013 Q1 (sd)	2013 Q2 (p)	2012 Q4	2013 Q1 (sd)	2013 Q2 (p)
France	-0,7	0,0	0,2	-2,1	-1,8	-1,1
Flats	-0,5	-0,1	-0,2	-1,4	-1,3	-1,2
Houses	-0,8	0,0	0,5	-2,5	-2,1	-1,0

(p) : provisional
(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings in Île-de-France



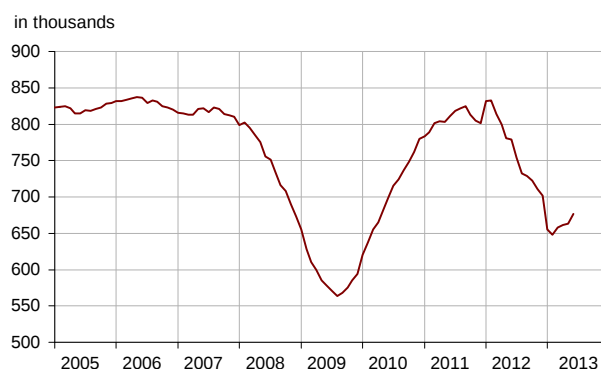
Insee, French notaries - Database Bien, Perval society

The annual volume of transactions increased in the second quarter 2013

The annual volume of transactions is estimated at 677 000 over the last 12 months, from July 2012 to June 2013, that is to say an increase of 2.9% compared with the transactions concluded from April 2012 to March 2013.

On the contrary, year-on-year, the decrease is strong (-13.1% compared with the transactions concluded from July 2011 to June 2012).

Volume of transactions of second-hand dwellings over the last 12 months



CGEDD-Meeddm based on notarial databases and DGFIP

Revisions

In comparison to the results released on 5th July, the variation of prices in the first quarter 2013 was revised by -0.2 point (-0.4 point for houses).

In Île-de-France, the evolution of prices in the first quarter 2013 was revised by 0.1 point (0.2 point for flats and -0.1 point for houses).

Concerning provincial France, the evolution was revised by -0.4 point (-0.3 point for flats and -0.4 point for houses).

Evolution of prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2012 Q4	2013 Q1 (sd)	2013 Q2 (p)	2012 Q4	2013 Q1 (sd)	2013 Q2 (p)
France						
métropolitaine	-0,7	0,0	0,2	-2,1	-1,8	-1,1
- Flats	-0,5	-0,1	-0,2	-1,4	-1,3	-1,2
- Houses	-0,8	0,0	0,5	-2,5	-2,1	-1,0
Île-de-France	-0,3	0,0	-0,6	-1,1	-0,9	-1,2
Province	-0,8	-0,1	0,6	-2,5	-2,2	-1,1
Flats						
Île-de-France	-0,5	0,1	-0,7	-0,8	-0,4	-1,1
- Paris	-0,9	0,7	-1,5	-1,1	0,4	-1,9
- Seine-et-Marne	0,1	-1,3	0,3	-0,5	-2,1	-1,2
- Yvelines	0,5	-0,6	-0,3	-0,3	-1,2	-0,8
- Essonne	0,3	-1,5	0,6	-0,5	-2,1	-0,5
- Hauts-de-Seine	-0,5	0,2	-0,2	-0,6	-0,6	-0,2
- Seine-Saint-Denis	-0,3	-0,4	0,5	-1,0	-1,3	-0,1
- Val-de-Marne	-0,2	-0,2	0,2	-0,5	-0,9	-0,1
- Val-d'Oise	0,1	-0,8	0,2	-0,6	-1,5	-0,5
Province	-0,5	-0,4	0,4	-2,1	-2,2	-1,3
- Agglomérations > 10 000 hab	-0,5	-0,4	**	-2,0	-2,1	**
- Villes-centres	-0,3	-0,7	**	-1,6	-1,9	**
- Banlieues	-0,9	0,2	**	-2,6	-2,4	**
- Agglomérations < 10 000 hab	-0,5	-0,4	**	-3,2	-3,0	**
Houses						
Île-de-France	0,0	-0,3	-0,3	-1,9	-1,8	-1,5
- Seine-et-Marne	0,0	-0,7	-0,3	-1,4	-2,2	-1,8
- Yvelines	-0,4	-0,2	-0,4	-2,6	-2,4	-1,7
- Essonne	-0,3	-0,6	-0,5	-2,3	-2,5	-2,4
- Hauts-de-Seine	0,3	0,5	0,0	-1,9	-0,7	0,7
- Seine-Saint-Denis	0,4	-0,2	-0,4	-2,1	-1,4	-2,1
- Val-de-Marne	0,4	-0,2	-0,3	-1,8	-1,4	-1,3
- Val-d'Oise	0,3	-0,2	-0,4	-0,8	-1,4	-1,4
Province	-1,0	0,1	0,7	-2,7	-2,2	-0,9
Nord-Pas de Calais						
- Flats	-0,4	-0,1	**	-1,7	-0,9	**
- Houses	-2,1	1,8	**	-1,7	-0,3	**
- Lille Houses	-0,1	-0,4	**	-1,7	-1,1	**
- Lille Houses	0,1	-0,9	**	-0,8	-2,1	**
Provence-Alpes-Côte d'Azur						
- Flats	-0,8	-1,2	**	-3,8	-3,7	**
- Houses	-0,5	-0,9	**	-3,5	-3,5	**
- Marseille Flats	-1,1	-1,6	**	-4,2	-4,0	**
- Marseille Flats	0,0	0,0	**	-4,0	-1,7	**
Rhône-Alpes						
- Flats	-0,3	0,6	**	-1,5	-0,8	**
- Houses	0,3	-0,3	**	-0,5	-0,7	**
- Houses	-0,9	1,5	**	-2,5	-0,8	**
- Lyon Flats	2,3	-1,9	**	4,2	1,2	**

** indice released on the 4th October 2013

(p) : provisional

(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

To find out more :

The calculation of the indexes is based on the transactions concluded during the quarter. The methodology is based on models explaining the price of housing according to its characteristics. With these models, the current value of a reference housing stock is estimated. Methodological principles of calculation of indexes are found in "Les indices Notaires-Insee de prix des logements anciens – version 2 des modèles hédoniques", Insee Méthodes n° 111 released in December 2005.

- Complementary data (long series) and metadata (methodology, linked internet pages...) are available on the HTML page of this index : <http://www.insee.fr/en/themes/info-rapide.asp?id=96>
- Historical data are available on the BDM : [G1292](#), [G23](#).
- Press contact : bureau-de-presse@insee.fr

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